



RECEIVED

DEC 27 2005

DIV. OF HOUSING  
POLICY DEVELOPMENT HCD

## TRANSMITTAL

December 23, 2005

Robert Smith  
Housing Policy Analyst  
State Department of Housing and Community Development  
Division of Housing Policy Development  
1800 3<sup>rd</sup> Street, Room 430  
Sacramento, CA 95814

Subject: Workforce Housing Reward Program  
City of Cathedral City Workforce Housing Annual General Plan Progress  
Report on Implementation of the City's Housing Element

Dear Robert,

Transmitted herewith is the City of Cathedral City Workforce Housing Annual General Plan Progress Report on Implementation of the City's Housing Element covering the period January 1, 2004 through December 31, 2004.

The City of Cathedral City's Housing Element has been adopted and found in compliance by the State Department of Housing and Community Development and the City is now submitting the required Annual General Plan Progress Report requested pursuant to Government Code Section 65400 for 2004 by the deadline of December 31, 2005.

Cathedral City is looking forward to submitting an application for the Workforce Housing Reward Program in the 2006 cycle.

If you need additional information or have questions about our report, please contact Martha Van Rooijen, Cathedral City Grant Coordinator, at (323) 441-9480 or by email at 'martha@mvrconsulting.com'.

Sincerely,

*William O. Bayne*

William O. Bayne, P. E.  
City Engineer

Attachment:

2004 Annual General Plan Progress Report on Implementation of City's Housing Element

18

# Workforce Housing General Plan Annual Progress Report on Implementation of the Housing Element

(General Plan Report requirement pursuant to  
Section 65400 of the Government Code)

---

Jurisdiction: City of Cathedral City

Address: 68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

Contact: William O. Bayne, P. E. Title: City Engineer

Phone: (760) 770-0360

Report Period: January 1, 2004 To December 31, 2004

---

## A. Progress in meeting Regional Housing Need

### 1. Total number of new housing permits issued

298 Residential Permits were issued 01-01-04 through 12-31-04  
(75 were permits were for rent-restricted multi-family units)

### 2. Describe the affordability, by income level, of new units including the number of deed-restricted affordable housing unit.

Because Cathedral City relies on its affordable units to meet inclusionary requirements, the City only counts deed-restricted (45 or 55 years) as affordable units:

Very low income rentals:	75	(55 years)
Very low income ownership:	<u>                    </u>	<u>(45 years)</u>
<b>Subtotal:</b>	<b>75</b>	
Low income rentals:	0	(55 years)
Low income ownership:	<u>0</u>	<u>(45 years)</u>
<b>Subtotal:</b>	<b>0</b>	
<b>Total:</b>	<b><u>75</u></b>	

**3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate);**

The six-year RHNA for Cathedral City 1998 -2005 is:

Affordability level restricted to:	RHNA:	Actual 2004 Permits:
Very Low Income	208	75
Low Income	142	0
Moderate Income	186	114
<u>Above Moderate Income (unrestricted)</u>	<u>329</u>	<u>0</u>
Subtotal	865 (6yrs)	189 (2004)
<b>Total</b>	<b>865 (6 yrs)</b>	<b>951 (in past 2 years)</b>

**B. The effectiveness of the housing element in attainment of the community's housing goals and objectives**

**1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.**

The City of Cathedral City has adopted and implemented 32 of 35 designated programs identified in the Cathedral City's General Plan Housing Element. Three of the programs identified in the City's Housing Element are either being implemented on an informal, case-by-case basis or are in the process of being adopted. A detailed description and analysis of the Housing Element programs is included in Attachment Number 1.

**2. Assess effectiveness of actions and outcomes.**

Because of the on-going affordability of both land and housing within Cathedral City relative to neighboring cities in the Coachella Valley, and because of the very large inclusionary requirement placed upon our Redevelopment Agency, Cathedral City consistently meets and exceeds the numerical housing goals outlined in the Housing Element of the General Plan. (Please see the item-by-item analysis in Section A above.)

**C. Progress toward mitigating governmental constraints identified in the housing element.**

**1. Development Standards and Land Use Controls**

The City has maintained its development standards for all affordable and market-rate housing. However, the City is flexible in the use of its zoning and land use controls for affordable housing projects.

The City is also open to creative solutions for housing development within its Downtown Residential Neighborhood (DRN) Zone.

**2. Fees and Processing Times**

Due to extreme budgetary pressures (Cathedral City is a post-1976 incorporation city and therefore receives very little property tax to its general fund. Cathedral City was incorporated in 1981), the City has not been able to waive or reduce building or planning department fees. To balance this need, the Redevelopment Agency provided assistance from the Housing Set-aside Fund to pay these fees for affordable housing units.

The City Planning and Building Departments give special assistance and priority to affordable housing developments.

**3. Code Enforcement**

Although Code Enforcement is necessarily applied throughout the City, special programs are adopted by the Office of Housing Assistance, which give financial assistance to lower-income home owners in order to bring their home into compliance (funded from Redevelopment Agency Set-aside funds).

## Attachment Number 1

### Housing Element Programs for Reporting Period January 1, 2004 to December 31, 2004

---

#### Housing Element Programs:

1. A. Continue CHIP, ADFAP, SHARP assistance programs: On-going.

1. Community Home Improvement Program (CHIP)
2. Assessment District Fee Assistance Program (ADFAP)
3. Sewer Hook-up Assistance Program (SHARP)

(These programs utilize Redevelopment Agency Set-aside funds and have a total expenditure averaging approximately \$975,000 per year assisting an average of 650 clients per year.)

1. B. Enforce City codes to keep existing affordable housing in good repair: On-going.

1. C. Develop neighborhood revitalization and rehabilitation plan: Implemented.

(\$1.7million is budgeted for Dream Homes Neighborhood Revitalization Program currently underway.)

1. D. Identify neighborhoods with substandard infrastructure: Completed.

(The following neighborhoods have been identified: 1) Dream Homes, 2) Whitewater, 3) 35<sup>th</sup> Avenue; Sewer & street assessment districts for the Dream Homes and Cove neighborhoods were approved in 2004. The 35<sup>th</sup> Ave sewer and street assessment district was approved in 2003 and was under construction in 2004.)

1. E. Code Enforcement: On-going.
- 

2. A. Maintain Land Use Element: On-going.

2. B. Allow Diversity of housing types and densities: On-going.

2. C. PUD ordinance: Adopted and On-going.

2. D. In-lieu fee for residential developments without affordable component: Not adopted.

(a six-month study by the Inclusionary Housing Ordinance Subcommittee was completed and recommended that an Inclusionary Housing Ordinance and an In-Lieu Fee were not needed to accomplish the City's housing goals, and that voluntary programs should continue with Housing Set-aside funds as the sole local funding source.)

2. E. Encourage In-fill Development: On-going.

(The City actively works with Habitat for Humanity  
The City's Redevelopment Agency has provided the sites for  
homes constructed in Cathedral City.)

2. F. Guide In-fill Development locations: On-going.

2. G. Develop innovative housing solutions: Continuing (in downtown area).

- 
3. A. Density Bonus for projects with 25% affordable housing: On-going.

3. B. Maintain Data Base: On-going.

3. C. Cooperation with non-profit housing providers: On-going.

3. D. Adopt an ordinance to waive or subsidize fees for affordable housing: Not adopted.

(Ordinance has not been adopted; however, subsidies from  
Housing Set-aside funds mitigate the cost of fees and permits.)

3. E. Enforce Federal Fair Housing Act: On-going.

3. F. Maintain provisions for shelters and special needs housing: On-going.

3. G. Work toward regional solution to homelessness: On-going.

- 
4. A. Assist Self-help Housing: On-going

4. B. Process and fast-track applications: On-going.

4. C. Distribute information: On-going.

4. D. Apply efforts to save at-risk affordable units: On-going.

4. E. Maintain Data-base of infill lots available: On-going.
-

5. A. Relocation Plan for any Mobile Home Park conversions: On-going.

(City implemented a plan to provide relocation assistance  
for a 90-unit mobile home park converting to commercial land-use.)

5. B. Maintain Mobile Home Park Rent Control: On-going.

---

6. A. Prototype higher densities in Downtown: On-going.

(Towne Villas project in Downtown approved in 2004  
with a density of 61 units per acre.)

---

7. A. Review of projects by Police and Fire: On-going.

7. B. Crime-free Housing: Program Established.

(Program was established in 1999; however, the program is  
currently suspended on a temporarily basis for general-fund  
budget reasons. The program is still being implemented on  
an unofficial basis.)

---

8. A. Maximize Energy Efficiency: On-going.

---

9. A. Encourage larger family units: On-going.

---

10. A. Senior Home Repair Program: On-going.

(Program is now included in the City's CHIP program)

10. B. Assignment of Bond Proceeds: On-going.

---

11. A. Require transportation planning for affordable projects: On-going.

11. B. Ensure adequate public improvements for all projects: On-going.

---